

BOARD BOOK

January 9, 2018

11:00 a.m.

Bruce Rauner, Governor James Reilly, Chairman

Video-Conference between:

James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois

Illinois Dept. of Transportation
1102 East Port Plaza
Collinsville, Illinois

Robert Oxtoby Board Room
Wm. G. Stratton Office Building
401 S. Spring St., 3rd Floor
Springfield, Illinois

Amy Romano, Acting Executive Director

BOARD MEMBERS:

James Reilly, Chairman
William A. Lowry, Sr., Vice Chairman
Glyn Ramage
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney



CAPITAL DEVELOPMENT BOARD

**January 9, 2018, 11:00 a.m.
Video-Conference
between
the following three locations:**

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

1. **CALL TO ORDER**
2. Roll Call of Members
3. Confirmation of a Quorum

PRELIMINARY ITEMS

4. Adoption of Agenda
5. Approval of the December 12, 2017 Minutes..... 1-3
6. Approval of the December 12, 2017 Executive Session Minutes.....4
7. Introduction of Guests

BOARD ACTION

8. Single Bid Award 5-9
9. Architect/Engineer Selection Recommendation for PSB 23010-11

INFORMATIONAL ITEMS

10. Director's A/E Selections12-14
11. Change Order for Board Authorized Proceed Order.....15
12. Minority/Women/Veterans Participation Update

EXECUTIVE SESSION

13. Personnel Matter (5 ILCS 120/2(c)(1))

Staff contacts: Candy Murphy 217.782.8726
Heather Bova 217.782.8729

SUBJECT: Meeting Minutes for December 12, 2017 Board Meeting

The December 12, 2017 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

James Reilly, Chairman
Miles Beatty, III
Steve Orlando
Pam McDonough
Jack V. Carney

Collinsville

Glyn Ramage

Others present:

Chicago

Gus Behnke, CDB
Amy Romano, CDB
Ron Wright, CDB
Andrea Bauer, CDB
Mike Wilson, CDB
Karla Springer, CDB
Brent Lance, CDB
Blanca Arteaga, CDB
Jaclyn O'Day, CDB
Leonard E. McGee, CDB
Leslie Strain, CDB
Andres Padua, CDB
David Marshall, IMEG

Springfield

Candy Murphy, CDB
Don Broughton, CDB
Tracy Allen, CDB
Sandy Begue, CDB
Tim Patrick, CDB
Marcy Joerger, CDB
Heidi Hildebrand, CDB
Paul Kmett, CDB
Lauren Noll, CDB
Paula Sorensen, CDB
Lisa Mattingly, CDB
Art Moore, CPO
Kathryn Martin, CDB
James Cockrell, CDB

The meeting was called to order at 11:02 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members Miles Beatty, III, Steve Orlando, Pam McDonough and Jack Carney were present at the Chicago meeting site. Board member Glyn Ramage was present at the Collinsville meeting site.

Ms. McDonough moved and Mr. Carney seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously. Mr. Beatty moved and Mr. Carney seconded a motion to approve the minutes of the

November 14, 2017 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – University of Illinois Chicago

College of Dentistry

Infrastructure Improvements

Chicago, Cook County, Illinois

CDB Project No. 830-030-154

A/E: IMEG Corporation

Proceed Order Total of Five Contractors..... \$945,011.27

Ms. McDonough moved and Mr. Beatty seconded a motion to approve the Proceed Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance announced that CDB pulled the A/E selection recommendation for CDB Project No. 546-280-012 for the Department of Military Affairs from the agenda due to a lack of funding.

Mr. Lance presented the following A/E selection recommendations:

1	321-155-013	Department of Human Services Replace Hand Railings Illinois School for the Visually Impaired Jacksonville, Morgan County 1. Charles Joseph Pell Architects, Inc. 2. Allied Design Consultants, Inc. 3. Sarti Architectural Group,	Total Project Cost: \$482,000
2	546-185-013	Department of Military Affairs Upgrade Plumbing System Lawrenceville Armory, Lawrence County 1. McDonough-Whitlow, P.C. 2. Kuhlmann <i>design</i> Group, Inc. 3. Hurst-Rosche, Inc.	Total Project Cost: \$700,000

Mr. Beatty moved and Ms. McDonough seconded a motion to approve the previous two recommendations for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Ms. Noll presented proposed changes to Administrative Rules to the Board. Ms. Noll

noted a revision to the organizational chart on page 31 to show that Regions 1, 2 and 3 report directly to Construction and under the Deputy Director of Construction. If approved by the CDB Board, these Administrative Rules changes will be submitted to JCAR and the Secretary of State for approval.

Ms. McDonough moved and Mr. Beatty seconded a motion to approve the proposed changes to Administrative Rules as submitted. Chairman Reilly called for a vote, and the motion was approved unanimously.

Chairman Reilly recited Board Resolution 17-04 presented to Gevan James Behnke by the Capital Development Board for his 39 years of uninterrupted service with the CDB.

Ms. McDonough moved and Mr. Carney seconded a motion to approve Board Resolution 17-04 as presented to Gevan James Behnke by the Capital Development Board. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Lance noted the following Architect/Engineer selected by the Executive Director as an informational item:

1	291-275-005	Department of State Police Renovation of Elevators State Police Central Headquarters Springfield, Sangamon County	Total Project Cost: \$2,000,000
		1. Johnson Engineering P.C.	

Mr. Beatty moved and Ms. McDonough seconded a motion to move to Executive Session for the purpose of discussing pending litigation and personnel matters. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened at 11:48 a.m. Two items of business were discussed.

Ms. McDonough moved and Mr. Carney seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened at 12:03 p.m.

Mr. Beatty moved and Mr. Carney seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 12:07 p.m.

EXECUTIVE SESSION MINUTES

Subject: Single Bid Award

Project History:

The scope of work provides for the construction of an addition to the Maintenance Building at the Rock Falls and Morrison Maintenance Yards and the roof replacement at two buildings at the Mt. Carroll Maintenance Yard and one at the IDOT Langley Storage Yard.

A single bid was first received on the Electrical trade on May 14, 2015. Five (5) plan rooms held drawings and four (4) contractors were notified of the project. Two (2) contractors requested bidding documents, but only one (1) attended the pre-bid meeting. No contracts were awarded as a result of this initial bidding.

Requested Action:

Bids were received on November 2, 2017 for the Electrical Work on CDB Project Number 630-000-172, Phase 1, Various Roofing and Building Additions, Illinois Department of Transportation, Districts 2 and 3, Statewide (Langley, Morrison, Mt. Carroll, and Rock Falls), Illinois.

A single bid was received on the Electrical trade on November 2, 2017. Five (5) contractors were notified of the project and five (5) plan rooms held drawings and specifications for the bidding. One (1) contractor requested bidding documents and one (1) contractor attended the pre-bid meeting. This was the 2nd bidding of this work.

Architect/Engineer: Tyson and Billy Architects
4000 Morsay Drive
Rockford, IL 61107

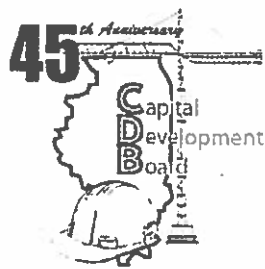
<u>TRADE</u>	<u>BASE & ALTERNATE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical	\$127,012.00	\$73,134.00	+73.67%

Both the A/E and the CDB Staff recommend that the award be made to:

Ficek Electric & Communications System, Inc.
12 Gunia Drive
LaSalle, IL 61301

Electrical Work: \$127,012.00

STATE OF ILLINOIS
BRUCE RAUNER, GOVERNOR



Amy Romano Acting Executive Director

MEMORANDUM

BOARD MEMBERS

James Reilly
Chairman

Glyn M. Ramage

Miles W. Beatty, III

William A. Lowry, Sr.

Steve Orlando

Pam McDonough

Jack V. Carney

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
Carbondale, IL
62903-6102

IDOT District 3
Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

East St. Louis
Community College Center
601 James R. Thompson Blvd
Building B., Suite 1025
E. St. Louis, Illinois
62201-1129

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

TO: James Cockrell

FROM: Tim Dietz SR PM

DATE: 01-03-18

RE: Project 630-000-172 Single Electrical Bid

The above project was originally bid back in 2015 but came in way over budget. We received three General Bids but only one electrical bid although five plan rooms received bidding documents and at least four Electrical Contractors were notified about the project. A Draft RTA was generated to show IDOT how much funding would need to be added but they chose not to add funding or to have the project re-bid at that time.

In early 2017 IDOT asked that the project be re-bid, so the A/E developed alternates to try and get us a more reasonable bid result and the project was finally bid in Nov. of 2017. Although the General Bid numbers were more favorable we still only received one Electrical Bid which was actually still above the A/E estimate. Here again five plan rooms received bidding documents and five Electrical Contractors were contacted. They were, Ficek Electric, Loescher Heating and Air, Engel Electric, JB Contracting and Miller Engineering. I believe the fact that the project included multiple sites and the State's budget dilemma discouraged more bid participation.

Plan Holders List 630-000-172

2015

Ficek Electric and Communication Systems, Inc.

Contact Person : Ken Capponi

12 Gunia Dr. P.O. Box 1456

LaSalle, IL 61301

P: 815-224-5104

F: 815-224-5097

Email : kcapponi@ficekelectric.com

Website : ficekelectric.com

Construction Market Data

Contact Person : Charles W. Johnson

Production 30 Technology Parkway South,
Suite 100

Norcross, GA 30092

P: 630-288-7986

F: 678-680-1310

Email : charles.johnson@cmdgroup.com

Website : www.cmdgroup.com

Loescher Heating & Air Conditioning

Contact Person : Sean Lane

18602 S. Walnut Ave.

Freeport, IL 61032

P: 815-232-6166

F: 815-232-8350

Email : sean@loescherhvac.com

Website :

iSqFt

Contact Person : Jennifer Wood

420 West Huron Street

Chicago , IL 60654

P: 800-364-2059 ext. 7178

F: 866-570-8187

Email : jwood@isqft.com

Website : www.iSqFt.com

www.BidClerk.com

Northern Illinois Building Contractors, Inc. (NIBCA) -
Plan Room

Contact Person : Pat Lamb

1111 S. Alpine Rd.

Rockford, IL 61108

P: 815-229-5636

F: 815-226-4856

Email : ladonna@nibca.net

Website :

Dodge Data & Analytics

Contact Person : Charisse Riley

3315 Central Avenue

Hot Springs, AZ 71913

P: 513-763-3632

F: 888-376-4319

Email : Charisse.Riley@construction.com

Website : construction.com

Latin American Chamber of Commerce

Contact Person : D. Lorenzo Padron

3512 W. Fullerton Avenue

Chicago , IL 60647

P: 773-252-5211

F: 773-252-7065

Email : D.LorenzoPadron@LACCUSA.com

Website : www.laccusa.com

Winter Construction

Contact Person : Phil Copus

1840 S. Walnut Road

Freeport, IL 61032

P: 815-235-1234

F: 815-232-1818

Email : pcopus@winterconstruction.com

Website : www.winterconstruction.com

Dietz, Timothy

From: Alisha Berleth <alisha@tysonandbilly.com>
Sent: Monday, October 30, 2017 2:48 PM
To: Dietz, Timothy
Cc: Ron Billy; Usha Sundaram
Subject: [External] Updated Plan Holders List for CDB Project 630-000-172

2017

**Plan
Holders:**

Ficek Electric and Communication Systems, Inc.
Contact Person : Ken Capponi
12 Gunia Dr. P.O. Box 1456
LaSalle, IL 61301
P: 815-224-5104
F: 815-224-5097
Email : kcapponi@ficekelectric.com
Website : ficekelectric.com

Northern Illinois Building Contractors, Inc. (Plan Room)
Contact Person : Pat Lamb
1111 S. Alpine Rd.
Rockford, IL 61108
P: 815-229-5636
F: 815-226-4856
Email : ladonna@nibca.net
Website :

Construction Market Data
Contact Person : Charles W. Johnson
Production 30 Technology Parkway South, Suite 100
Norcross, GA 30092
P: 630-288-7986
F: 678-680-1310
Email : charles.johnson@cmdgroup.com
Website : www.cmdgroup.com

Dodge Data & Analytics
Contact Person : Charisse Riley
3315 Central Avenue
Hot Springs, AZ 71913
P: 513-763-3632
F: 888-376-4319
Email : Charisse.Riley@construction.com
Website : construction.com

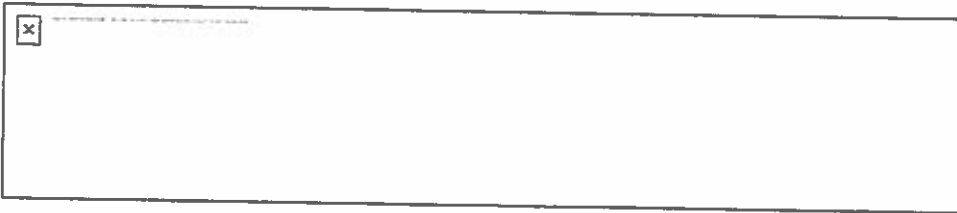
Latin American Chamber of Commerce
Contact Person : D. Lorenzo Padron
3512 W. Fullerton Avenue
Chicago , IL 60647
P: 773-252-5211
F: 773-252-7065
Email : D.LorenzoPadron@LACCUSA.com
Website : www.laccusa.com

,
P:
F:
Email :
Website :

Greater Peoria Contractors & Suppliers Assoc. -
Plan Room
Contact Person : Plan Room
1811 W. Altorfer Dr.
Peoria, IL 61615
P: 309-692-5710
F: 309-692-5790
Email : info@gpcsa.org
Website :

RJS Constructors, Inc.
Contact Person : Dana Olson
8919 N. Pioneer Rd.
Peoria, IL 61615
P: 309-691-5611
F:
Email : dana@rjsconstructors.com
Website :

Alisha Berleth



P: 815-229-8222 • F: 815-229-8218 • E: Alisha@tysonandbilly.com

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-442-054	Plan and Begin Office Conversion of IT Space Department of Transportation District 6: Administration/Hanley Building Springfield, Sangamon County <i>RECOMMENDED IN ALPHA ORDER:</i> <i>Ferry & Associates Architects, LLC</i> <i>Fuhrmann Engineering, Inc.</i> <i>Sarti Architectural Group, Inc.</i>	To be Determined

A/E SELECTION COMMITTEE RECOMMENDATIONS
January 9, 2018

CDB PROJECT NO: 630-442-054

PROJECT DESCRIPTION: Plan and Begin Office Conversion of IT Space

PROJECT LOCATION: Department of Transportation
District 6: Administration/Hanley Building
Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 25,000

ESTIMATED TOTAL PROJECT COST: To be Determined

PROJECT SCOPE OF WORK:

The Administration/Hanley Building (D0600) is a 277,091 square foot, four-story concrete and steel building constructed in 1965.

The scope of work provides for a study to assess, make recommendations and determine the cost for the conversion of an IT area (approximately 3,600 square foot) into office space. A portion of this area still contains a substantial amount of network patch-bays and switchgear equipment and the entire space is constructed with a raised access floor system. There is currently no HVAC serving this area other than modular cooling units which will need to be removed and replaced with a new heating/cooling system. There are unidentified concerns with the plumbing systems located under the floor in the affected area that will need to be investigated as a part of this scope. The selected A/E team may be retained for design and construction services following the study.

There are no MBE/WBE/VBE goals applied to the A/E team but participation is encouraged.

SUBJECT: *Director's Selection / Information Items*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
039-150-185	Emergency Roof Replacement on Barn 13 Department of Agriculture Illinois State Fairgrounds, Springfield, Sangamon County <i>SELECTED FIRM:</i> <i>Allied Design Consultants, Incorporated</i>	\$ 492,100
102-332-002	Improve DuPage River Spillway Department of Natural Resources I & M Canal, Channahon, Grundy County <i>SELECTED FIRM:</i> <i>Farnsworth Group, Inc.</i>	To be Determined

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 9, 2018

CDB PROJECT NO: 039-150-185

PROJECT DESCRIPTION: Emergency Roof Replacement on Barn 13

PROJECT LOCATION: Department of Agriculture
Illinois State Fairgrounds, Springfield, Sangamon County

PROJECT AMOUNT: \$492,100

PROJECT SCOPE OF WORK:

The Horse Barn #13 (E0107) is a 32,400 square foot, two-story building constructed in 1958.

The scope of work provides for removing and replacing approximately 25,600 square feet of shingled roofing, as well as deteriorated portions of the roof structure, including decking, joists and supporting beams. The work also includes replacing flashing, counterflashing, gutters, downspouts, repairing the masonry supporting the roof trusses, repairing the window system to prevent leaking and repairing the ceiling cap over the restrooms.

A thorough assessment of the building's roof structure and window conditions should be conducted by the design firm prior to beginning the design.

ARCHITECT/ENGINEER: Allied Design Consultants, Incorporated 7753
405 1/2 South Sixth Street
Springfield, IL 62701

APPROVED BY THE EXECUTIVE DIRECTOR: December 11, 2017

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: January 9, 2018

CDB PROJECT NO: 102-332-002

PROJECT DESCRIPTION: Improve DuPage River Spillway

PROJECT LOCATION: Department of Natural Resources
I & M Canal, Channahon, Grundy County

PROJECT AMOUNT: To be Determined

PROJECT SCOPE OF WORK:

Channahon State Park, part of the I & M Canal State Trail and within the federal I & M Canal National Heritage Corridor, is a 20.5 acre property purchased prior to 1965 located near Channahon in Will County.

The scope of work provides for improving the north embankment, including raising the elevation to match the south embankment and installing a fuse plug, reinforcing the embankment with a sheet pile wall, and constructing a concrete retaining wall. The work also includes constructing concrete stairs with handrails near both downstream embankments and providing additional rip rap.

ARCHITECT/ENGINEER: Farnsworth Group, Inc. 29142
2211 West Bradley Avenue
Champaign, IL 61821

APPROVED BY THE EXECUTIVE DIRECTOR: November 29, 2017

CHANGE ORDER FOR BOARD AUTHORIZED PROCEED ORDER

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of Proceed Order	Board Date Approved	Total Amount of Associated Change Order(s) & Date Executed	Percentage of Change Order Work Completed
120-135-061 Phase 2	DOC – Residential Treatment Unit Building 41 Logan Correctional Center, Lincoln (Logan County), Illinois	G-4	\$350,000.00	06/13/2017	G-4 \$206,128.69 (12/14/17)	100%

FY18 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 11, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 8, 2017 Rescheduled date: August 16, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 12, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 10, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 14, 2017	11:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 12, 2017	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 9, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 13, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 13, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 10, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
SPRINGFIELD May 8, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 12, 2018	11:00 a.m.	Chicago, Springfield & Collinsville video-conference